**BUREAU OF**
***Statistics***

**Yukon Rent Survey**
**December 2005**

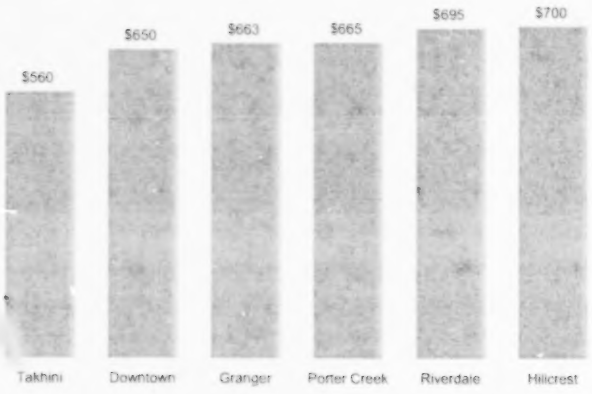
- The total number of apartments surveyed in Whitehorse in December 2005 ——— **889**
- The vacancy rate for all units surveyed in Whitehorse in December 2005 ——— **3.8%**
- The median rent for all units surveyed in Whitehorse in December 2005 ——— **$675**

**Median Rent**
'Median rent' refers to the rental value at which one-half of the rents are higher and one-half of the rents are lower. This middle point is a better indicator of prices than average rent would be.

**Monthly Median Rent for All Units**
**December 2004 to December 2005**

| | | Whitehorse | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|
| | | Whitehorse Total | Down-town | Granger | Hillcrest | Porter Creek | Riverdale | Takhini | Watson Lake |
| | | $ | | | | | | | |
| 2005 | Dec. | 675 | 650 | 663 | 700 | 665 | 695 | 560 | 600 |
| | Sept. | 675 | 650 | 675 | 700 | 665 | 675 | 530 | 595 |
| | June | 675 | 650 | 675 | 695 | 665 | 675 | 530 | 575 |
| | March | 660 | 650 | 675 | 695 | 625 | 675 | 530 | 575 |
| 2004 | Dec. | 660 | 650 | 675 | 695 | 625 | 675 | 530 | 575 |

**Median Rents in Whitehorse,**
**December 2005**




The median rent in Whitehorse increased $15, or 2.3%, from Dec. 2004 ($660) to Dec. 2005 ($675). Median rents in the various Whitehorse subdivisions changed as follows:

- the median rents Downtown were unchanged;
- in Granger the median rent decreased $12, or 1.8%.
- in Hillcrest the median rent increased $5, or 0.7%.
- in Porter Creek the median rent increased $40, or 6.4%.
- in Riverdale the median rent increased $20, or 3.0%.
- in Takhini the median rent increased $30, or 5.7%.

The median rent in Watson Lake increased by $25, or 4.3%, from Dec. 2004 to Dec. 2005.

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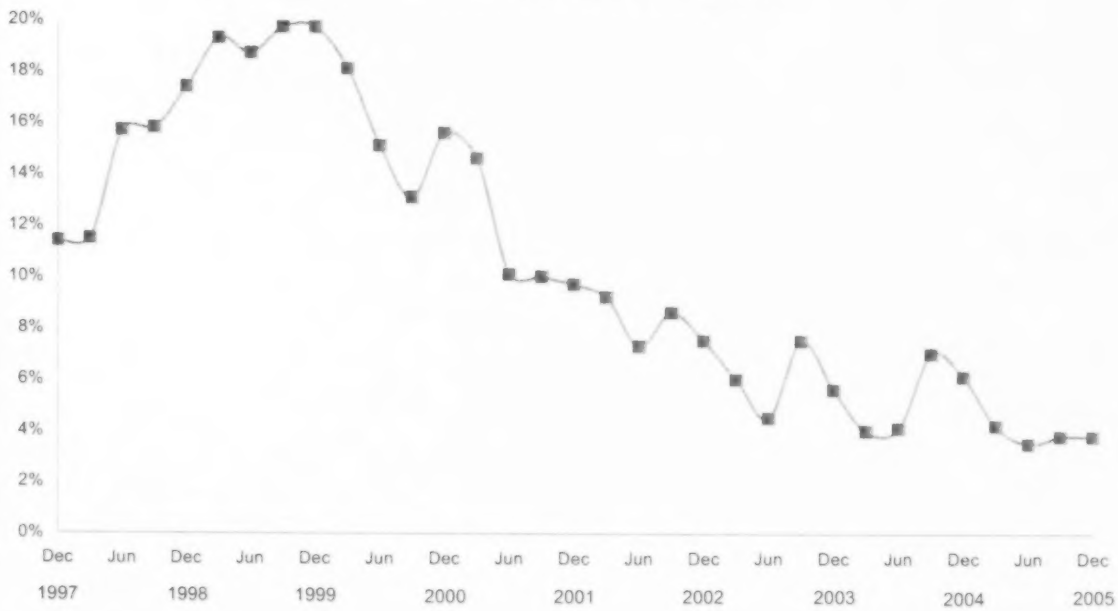
**Vacancy Rate**
'Vacancy Rate' refers to the percentage of all apartments surveyed which are currently vacant and available to rent.

## Monthly Vacancy Rates for All Units December 2004 to December 2005

| | | Whitehorse Total | Whitehorse Down-town | Whitehorse Granger | Whitehorse Hillcrest | Whitehorse Porter Creek | Whitehorse Riverdale | Whitehorse Takhini | Watson Lake |
|---|---|---|---|---|---|---|---|---|---|
| | | | | | | % | | | |
| 2005 | Dec. | 3.8 | 3.4 | 0.0 | 6.8 | 4.3 | 3.1 | 7.8 | 29.0 |
| | Sept. | 3.8 | 4.0 | 10.0 | 4.6 | 8.7 | 2.0 | 9.8 | 40.0 |
| | June | 3.5 | 4.5 | 0.0 | 1.3 | 0.0 | 2.8 | 7.8 | 42.9 |
| | March | 4.2 | 3.4 | 0.0 | 6.4 | 4.3 | 3.7 | 12.0 | 54.3 |
| 2004 | Dec. | 6.1 | 5.1 | 15.0 | 3.8 | 8.7 | 6.8 | 6.0 | 37.1 |

The vacancy rate in Whitehorse reached a low of 1.9% in September 1991, gradually rose to the March 1995 level of 12.7%, and then declined to a low of 4.2% in June 1996. The vacancy rate steadily declined from a record high of 19.7% in September and December 1999 to 4.5% in June 2003. The vacancy rate then flucuated between 4.0% and 7.5% for the remainder of 2003 and 2004. The rate was 4.2% in March 2005 and then dipped slightly to 3.5% in June and 3.8% in September and December of 2005. The December 2005 rate represents 34 vacant apartments out of 889 apartments surveyed.

**Whitehorse Vacancy Rate**
**December 1997 to December 2005**



In Whitehorse subdivisions, the median rent for all sizes of apartments ranged from a high of $700 in Hillcrest to a low of $560 in Takhini. As would be expected, the median rents in Whitehorse for 3+ bedroom units were highest at $750, followed by 2-bedroom apartments at $695, 1-bedroom apartments at $650 and bachelor units at $555.

**Median Rent by Apartment Size and Location, December 2005**

| | Whitehorse | | | | | | | |
|---|---|---|---|---|---|---|---|---|
| | Whitehorse Total | Down-town | Granger | Hillcrest | Porter Creek | Riverdale | Takhini | Watson Lake |
| | | | | | ($) | | | |
| All | 675 | 650 | 663 | 700 | 665 | 695 | 560 | 600 |
| BACHELOR | 555 | 525 | .. | 520 | 518 | 650 | 560 | 480 |
| 1-BEDROOM | 650 | 660 | 575 | 600 | 513 | 700 | 660 | 595 |
| 2-BEDROOM | 695 | 750 | 675 | 720 | 763 | 675 | .. | 650 |
| 3+ BEDROOM | 750 | 848 | .. | .. | 880 | 750 | .. | 600 |

The vacancy rate in Whitehorse subdivisions ranged from a low of 0.0% in Granger to a high of 7.8% in Takhini. Overall in Whitehorse, the highest vacancy rate was found in 1-bedroom apartments (5.5%), followed by bachelor apartments (5.2%), 2-bedroom apartments (2.9%) and 3+ bedroom apartments (0.0%).

**Vacancy Rate by Apartment Size and Location, December 2005**

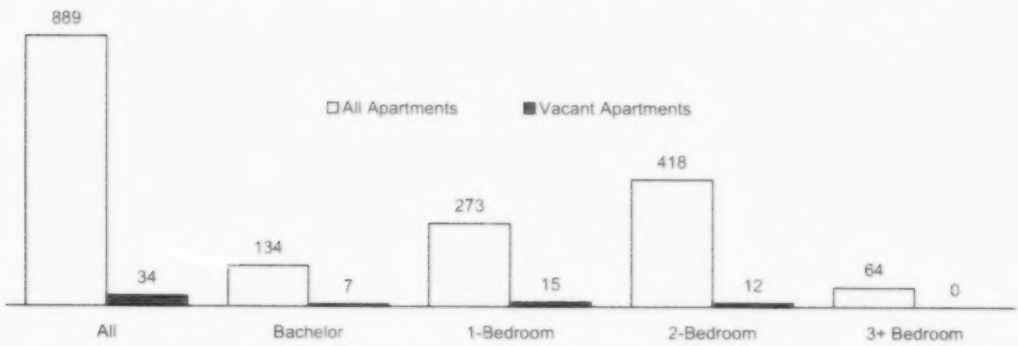
| | Whitehorse | | | | | | | |
|---|---|---|---|---|---|---|---|---|
| | Whitehorse Total | Down-town | Granger | Hillcrest | Porter Creek | Riverdale | Takhini | Watson Lake |
| | | | | | (%) | | | |
| All | 3.8 | 3.4 | 0.0 | 6.8 | 4.3 | 3.1 | 7.8 | 29.0 |
| BACHELOR | 5.2 | 3.9 | .. | 0.0 | 0.0 | 0.0 | 9.3 | 0.0 |
| 1-BEDROOM | 5.5 | 5.2 | 0.0 | 10.0 | 10.0 | 4.3 | 0.0 | 37.5 |
| 2-BEDROOM | 2.9 | 0.0 | 0.0 | 6.0 | 0.0 | 3.5 | .. | 31.6 |
| 3+ BEDROOM | 0.0 | 0.0 | .. | .. | 0.0 | 0.0 | .. | 0.0 |

## Total Number and Vacant Apartments by Type and Location, December 2005

The total number of apartments in the Whitehorse portion of the survey was 889. Of these, 34, or 3.8%, were vacant as of December 2005. The table below provides a brief breakdown of the occupied apartments and vacant apartments surveyed.

| | | Whitehorse | Whitehorse | | | | | | |
|---|---|---|---|---|---|---|---|---|---|
| | | Whitehorse Total | Down-town | Granger | Hillcrest | Porter Creek | Riverdale | Takhini | Watson Lake |
| All | number | 889 | 353 | 20 | 88 | 23 | 354 | 51 | 31 |
| | vacant | 34 | 12 | 0 | 6 | 1 | 11 | 4 | 9 |
| BACHELOR | number | 134 | 77 | .. | 8 | 2 | 4 | 43 | 3 |
| | vacant | 7 | 3 | .. | 0 | 0 | 0 | 4 | 0 |
| 1-BEDROOM | number | 273 | 174 | 4 | 30 | 10 | 47 | 8 | 8 |
| | vacant | 15 | 9 | 0 | 3 | 1 | 2 | 0 | 3 |
| 2-BEDROOM | number | 418 | 94 | 16 | 50 | 4 | 254 | .. | 19 |
| | vacant | 12 | 0 | 0 | 3 | 0 | 9 | .. | 6 |
| 3+ BEDROOM | number | 64 | 8 | .. | .. | 7 | 49 | .. | 1 |
| | vacant | 0 | 0 | .. | .. | 0 | 0 | .. | 0 |

### Distribution of Whitehorse Rental Units and Vacancies, December 2005




The Yukon Rent Survey is a Yukon Bureau of Statistics survey that is carried out quarterly in Whitehorse and Watson Lake. This survey began in the Yukon in 1977 and has continued to the present with only minor changes in survey design. The survey covers all buildings with four or more units. Buildings with less than four units (such as houses, suites and duplexes) are excluded from the survey.

.. = not applicable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